

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Utility Easement Vacation
350 S.E. 2 Street

Case #: 5-M-02

Date: March 12, 2002

Comments:

1. This application requests vacation of a utility easement dedicated for the purpose of utilities which appear to be required at this location.
2. A two (2) inch water main and an eight (8) inch sewer main exist within this easement area. The submitted survey sketch and description with deed appears to be recorded without any apparent authorization or review by the City Surveyor, Real Estate Officer, or City Attorney's office representative may present a problem. This easement may have no legal relevance to the City. A review by the City Attorney's office is required to determine the validity of this easement and a determination by the Engineering Department on whether the hydrant will be considered by the City as a private hydrant.
3. Provide letters from all franchise utility companies addressing their interests in preserving this easement referenced.
4. It would appear that the owner should address long term access and maintenance with other owners sharing the sanitary main to the point of service by City of Fort Lauderdale which would be immediately north of Las Olas Boulevard, but the property conveyances are difficult to follow. The review with City Surveyor and City Attorney shall provide additional direction prior to the Department's authorization of this request.
5. Any water facilities no longer needed shall be properly abandoned with an approved design and completed prior to any approval for vacation of this easement.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Third Avenue Associates, LTD.

Case #: 5-M-02

Date: March 12, 2002

Comments:

1. Easement vacations require review by the City's Property and right-of-way Committee. A separate application and fee are required. Contact Victor Volpi at 828-5056.
2. Easement vacations require review and approval by the City Commission. Separate application is required.
3. Prior to City Commission submittal, sketch and legal must be signed off by Tim Welch, Engineering Design Manager and Tony Irvine, City Surveyor. Sign offs or separate letters must be obtained from Florida Power and Light, Bell South, Comcast and Peoples Gas (TECO).
4. If any easements are required, sketches, legals and easement documents must be provided prior to item being scheduled for City Commission. If any facilities need to be relocated, a relocation plan satisfactory to the agencies and the city must be reviewed and approved prior to City Commission review.
5. Pursuant to ULDR Sec. 47-24.7.A.4, Vacation of Easements, submit a point by point text narrative with information on how the proposed vacation meets criteria.